



Mob. No. 9226224706
9075012567

PRASAD G. SHELKE

B.A. (L.L.B.)

ADVOCATE HIGH COURT

E mail id - adv.prasadshelke@yahoo.com

Office :- Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E)- 421503

Ref. No.:- _____

Date :- 05/03/2019.

.TITLE CERTIFICATE.

1. Description of the Property :-

All that piece and parcel of Agricultural Land lying and situated at Village:- Sonivali, Taluka:-Ambernath, Dist:-Thane, mentioned as under:-

Village	Gut No	Area	Assessment
Sonivali Tal:- Ambernath, Dist:- Thane.	22/2/A	0-22-00 <u>Pot Kharaba 0-02-30</u> Total Area 0-24-30	3-06

2. Tracing of Title :-

The Property bearing **Gut No. 22, Hissa No. 2/A**, is hereinafter mentioned as "**SCHEDULE**". The said property was previously owned by Shevantabai Dashrath Mundhe and others. They sold the aforesaid property to **A PLUS CREATION**, a partnership Firm, through its Partner MR. AMIT NAROTTAM PATEL & 03 by registered Sale Deed bearing No. 14732/2018, dated 22/11/2018 and their names has been mutated on 7/12 extract by mutation entry no. 1228 of Village Sonivali, Tal-Ambernath, Dist-Thane.

3. Certificate of Title :-

I have gone through the necessary records and documents which are made available to me by Mr. Pankajkumar Shivilal Patel, the partner of **A PLUS CREATIONS** as under :-

1. 7/12 Extract of Village Sonivali, Tal-Ambernath, Dist-Thane, bearing Gut No. 22/2/A. Assessment Rs. 3.06.



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2. Mutation entry no. 232, of Village Sonivali, Tal-Ambernath, Dist-Thane.
3. Mutation entry no. 337 of Village Sonivali, Tal-Ambernath, Dist-Thane.
4. Mutation entry no. 361 of Village Sonivali, Tal-Ambernath, Dist-Thane.
5. Mutation entry no. 396 of Village Sonivali, Tal-Ambernath, Dist-Thane.
6. Mutation entry no. 726 of Village Sonivali, Tal-Ambernath, Dist-Thane.
7. Mutation entry no. 1029 of Village Sonivali, Tal-Ambernath, Dist-Thane.
8. Mutation entry no. 1157 of Village Sonivali, Tal-Ambernath, Dist-Thane.
9. Mutation entry no. 1227 of Village Sonivali, Tal-Ambernath, Dist-Thane.
10. Registered Agreement for Sale bearing no. 10084/2018, Dated 2/8/2018, executed between **A Plus Creation** and Shevantabai D. Mundhe and 5 others alongwith the confirmation of Jayram Maruti Mundhe and others.
11. Registered Power of Attorney bearing no. 10085/2018, Dated 2/8/2018, executed between **A Plus Creation** and Shevantabai D. Mundhe and 5 others.
12. Registered Sale Deed bearing no. 14732/2018, Dated 22/11/2018, executed between **A Plus Creation** and Shevantabai D. Mundhe and 5 others.
13. **Sharth** Shithil Order issued by Sub Divisional Officer, Ulhasnagar bearing No. SDO/T-2/KAVI/SR-246/2018, DATED 03/11/2018.
14. Search Report issued by Mr. Satish A. Farad, dated 05/03/2018.

Thus from the above records & documents, I have found that, the above property bearing **Gut No. 22, Hissa No. 2/A,,** Total area adm. about 0H-24R-30P, out of which area sold is 0-24-0 i.e. 24 Gunthas, Assessment Rs. 13.12, of Village Sonivali, Taluka-Ambernath, Dist-Thane, was previously owned by



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Mr. Dashrath Maruti Mundhe as tenant of the above mentioned land and he Purchased the said Property for the 1243.60 Rs. Paise as per the 32M Certificate bearing No.SR/20/2013, DATED 10/7/2013.

AND WHEREAS, after the death of Mr. Dashrath Maruti Mundhe, name of his legal heirs has been recorded on the said property by mutation entry No. 726 of Village Sonivali, Taluka Ambernath.

And thereafter, Mr. Chandrakant Dashrath Mundhe and others had sold the above mentioned Property to A Plus Creations th. Its Partner Mr. Pankajkumar S. patel and others by Registered Sale Deed bearing no. 14732/2018, Dated 22/11/2018 and their names has been mutated on the said property by mutation entry No. 1228, of Village Sonivali, Tal-Ambernath.

Thus, from the aforesaid records and documents I hereby certify that Mr. Khimji K. Patel & others, the Partners of "A Plus Creations" are having good right and marketable title to develop the aforesaid properties mentioned as "Schedule" in accordance with clause no. (1) to (12) & sale the Flats/shops/godown as per their own wish.

Signed Sealed and Delivered under my hands on this 05th day of March 2019.


Adv. Prasad Gurunath Shelke
B.A.L.L.B.
Advocate Highcourt
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